



## St Gertrude

£675,000 Freehold

- An attractive bungalow with self-contained annex
- 3 bedrooms, large living room, separate study
- Close to the centre of town and to the cricket pitch
- A light & airy home in a private location



Tel: + 44 (0) 1481 822562 / 823117

info@[bellandco.me](mailto:bellandco.me)

[www.bellandcoalderney.com](http://www.bellandcoalderney.com)





*Approximate boundary  
outline*



**A well presented bungalow in a good protected position only a couple of minutes walk to the shops, just yards from the cricket pitch and with open views to the south.**

**This three bedroom home also benefits from a self-contained annex ideal for visiting family and friends or a carer.**

**With off-street parking, a flat mainly lawned garden and paved patio, the interior also includes a good size living room with floor to ceiling south facing picture windows, a dining area, a fully fitted kitchen, a study, an internal entrance porch through to the hall, a family bathroom and a cloakroom off the main bedroom.**

**UPVC double glazing and an oil-fired central heating / hot water system.**

**Also outside is a large circular store room formerly housing a spa pool.**





**Entrance Porch** 7'3" x 6'7", light tunnel, fitted carpet, shelve, wall light point, south facing UPVC entrance door.

**Entrance Hall** 11'10" x 7'5", fitted carpet, power points, radiator, coving, recessed storage cupboard.

**Living Room** 24'10" x 12'8", south facing UPVC double glazed window, south facing UPVC double glazed sliding doors to garden, fitted carpet, ceiling light points, wall light points, power points, radiators, television point, coving, gas fire set in stone surround with tile hearth and mantle.







**Dining Room** 13' x 11'10", north and west facing UPVC double glazed windows, fitted carpet, curtains, ceiling light point, wall light point, power points, radiator, coving.





**Study** 8'10" x 7'10", north facing UPVC double glazed window, fitted carpet, curtains, ceiling light point, power points, radiator, telephone point, coving.



**Kitchen** 14'1" x 12', north facing UPVC double glazed window, tile effect vinyl flooring, ceiling strip light and spot light, power points, range of fitted base units, work tops and wall cabinets, one and a half sink unit with drainer to side, De Dietrich electric oven, integral Panasonic microwave, Siemens induction hob with extractor fan above, Hotpoint dishwasher, Zanussi washing machine/ dryer, Hotpoint fridge/ freezer, north facing UPVC double glazed door to garden.



**Principal Bedroom** 15'8" x 11'5", extending into window alcove 15'9", south facing UPVC double glazed bay window, fitted carpet, ceiling light point, power points, radiator, television point, recessed wardrobes.



**En-suite Cloakroom** 8'3" x 5', south facing UPVC double glazed window with obscure glass, carpet tile, wall light point, heated towel rail, WC, hand basin set in vanity unit, tiling to one wall.





**Bedroom 2** 11' x 10'2", west facing UPVC double glazed window, fitted carpet, curtains, ceiling light point, power points, radiator.

**En-suite** 10'9" x 4', north facing UPVC double glazed window with obscure glass, vinyl flooring, ceiling light point, heated towel rail, WC, hand basin with mirror and lighting above, full wall tiling, electric wall heater, shower unit.



**Bedroom 3** 11' x 9'5", west facing UPVC double glazed window, fitted carpet, ceiling light point, power points, radiator.





**Bathroom** 11'10" x 7'5", north facing UPVC double glazed window with obscure glass, tile effect laminate flooring, net curtain, ceiling light points, heated towel rail, spa bath with shower attachment, WC, bidet, hand basin set in vanity unit with mirror and lighting above, full wall tiling, electric wall heater, recessed linen cupboard housing hot water cylinder.



#### **ANNEX**

**Living Room & Kitchen** 17'8" x 11'10", east and south facing UPVC double glazed windows, carpet to living room and vinyl to kitchen, television point, fridge/freezer, induction hob with extractor fan above, washing machine, dishwasher.

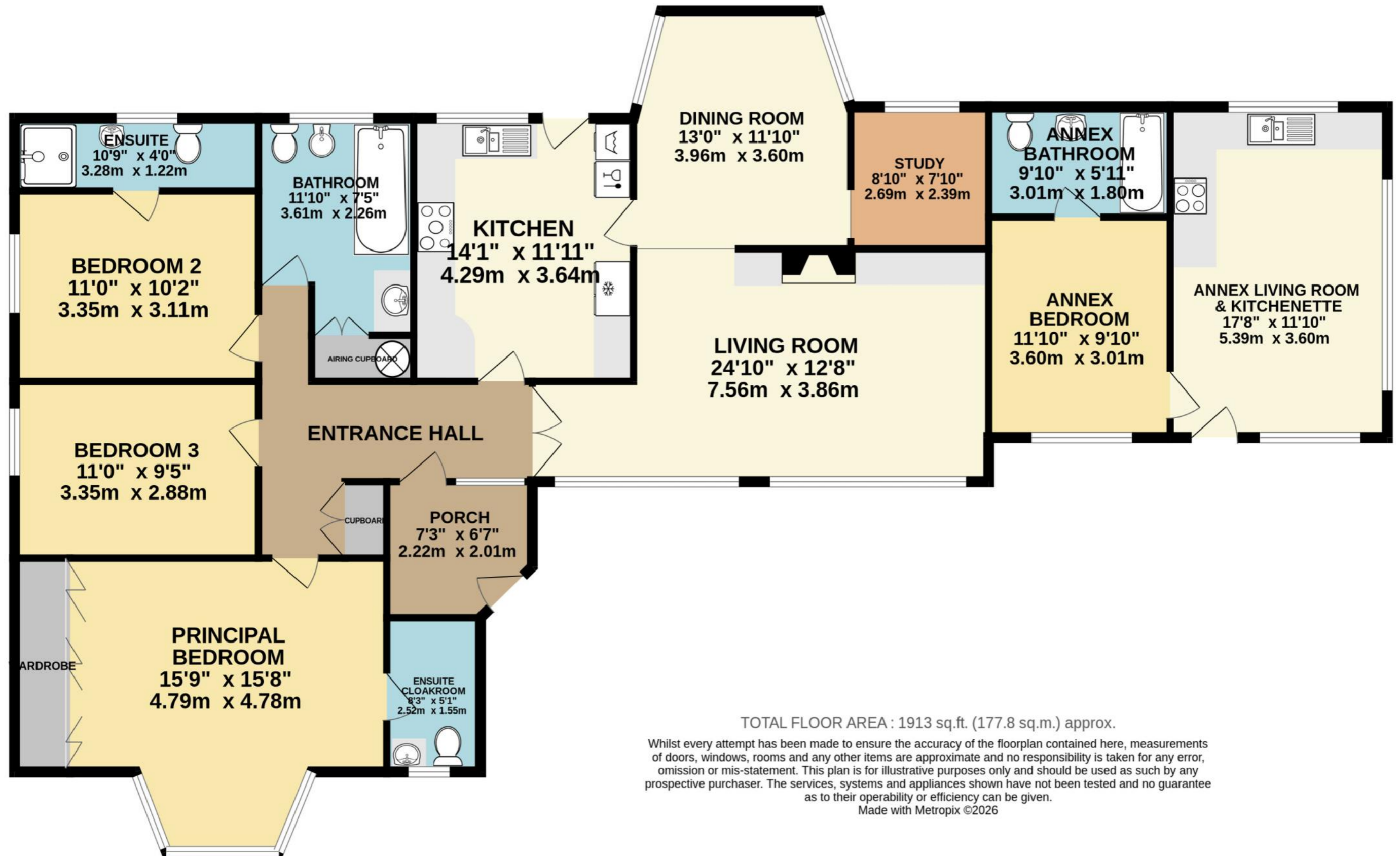
**Bedroom** 11'10" x 9'10"

**Bathroom** 9'10" x 5'11"



# GROUND FLOOR

1913 sq.ft. (177.8 sq.m.) approx.



TOTAL FLOOR AREA : 1913 sq.ft. (177.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026



## DETAILS AND MEASUREMENTS

### ACCOMMODATION

Entrance Porch	7'3" x 6'7"
Entrance Hall	11'10" x 7'5"
Living Room	24'10" x 12'8"
Dining Room	13' x 11'10"
Study	8'10" x 7'10"
Kitchen	14'1" x 12'
Principal Bedroom	15'8" x 11'5"
En-suite Cloakroom	8'3" x 5'
Bedroom 2	11' x 10'2"
En-suite	10'9" x 4'
Bedroom 3	11' x 9'5"
Bathroom	11'10" x 7'5"

### SERVICES

Mains water and electricity  
Oil fired central heating and bottled gas

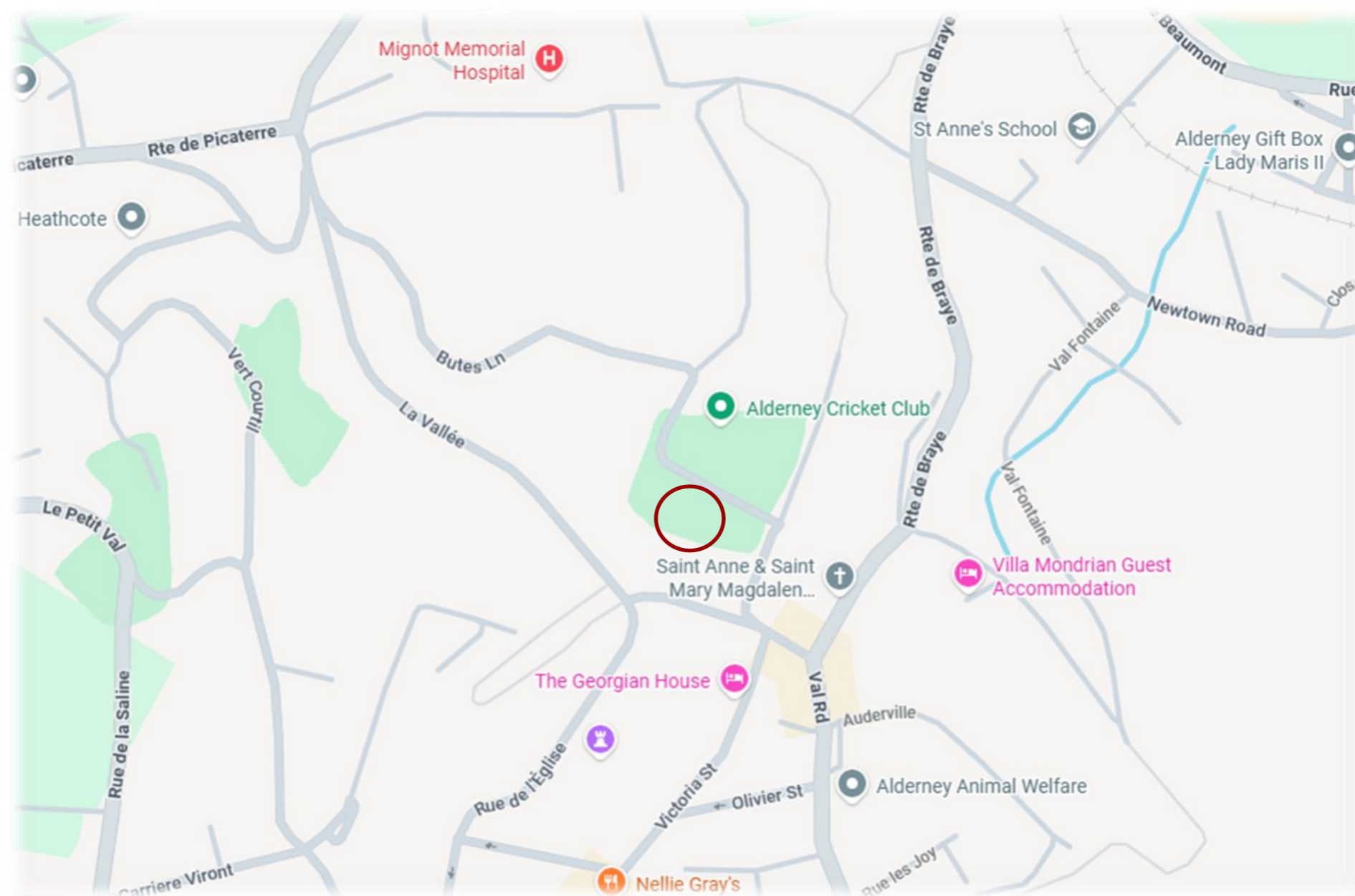
**ALDERNEY PROPERTY TAX (ANNUALLY) - £1,044.10**

**WATER RATE (QUARTERLY) - £125.97**

*Subject to change*

### ANNEX

Living Room & Kitchen	17'8" x 11'10"
Bedroom	11'10" x 9'10"
Bathroom	9'10" x 5'11"



*These particulars are prepared on the understanding all negotiations by Bell & Co Ltd are conducted through this office. Viewings strictly by appointment with our office. We understand these particulars to be correct but we do not guarantee their accuracy. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Our office has not undertaken a survey, not tested the services, appliances and specific fittings.*





**Bell & Co Ltd**  
THE ESTATE AGENT

### Why Choose Bell & Co?

. *Members of the*

**National Association of Estate Agents**

. *Registered with the*

**Guernsey Financial Services Commission**

. *Members of the*

Property Ombudsman Scheme

. **Client Money Protection**

. Professional Indemnity Insurance

. 3<sup>rd</sup> Generation in the same family ownership



**Bell & Co Ltd**  
THE ESTATE AGENT

3 Victoria Street, Alderney, GY9 3UF Tel: + 44 (0) 1481 822562 / 823117

[info@bellandco.me](mailto:info@bellandco.me)

[www.bellandcoalderney.com](http://www.bellandcoalderney.com)

